

From: Ron Temple <rtemple@FVTlawyers.com>
Sent: Tuesday, January 21, 2025 3:06 PM
To: Phil Kelly <pkelly@scottsbufflaw.com>
Subject: Sunshine Ranch/Zuhlke BK

Phil:

I have been authorized to increase the offer to \$1.7M under the same terms and conditions as previously stated. I would reiterate that Rabo should feel very lucky that both Doug Hall and myself are honest individuals and alerted Rabo to the existence of the shares of Lisa. Also, as I have advised, I believe the Trustee/Rabo could obtain cooperation from us regarding the location of collateral that is still subject to Rabo's security interest and/or which has not been levied upon in execution. As mentioned, I don't believe that the appropriate amount of investigation has occurred relative to the disappearance of Rabo's collateral and/or assets that could be used to satisfy the Judgment against Al and Lisa. Thank you.

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4898-9218-4374, v. 1

EXHIBIT C